

Santa Clara



City of Santa Clara, California



DATE: July 16, 2008
TO: City Manager for Council Action
FROM: Director of Planning & Inspection
SUBJECT: Approval of Historic Designation and Historic Property Preservation Agreement (Mills Act Contract) for 1212 Pierce Street

EXECUTIVE SUMMARY:

The State of California enacted Legislation that allows owners of approved historically designated properties to enter into "Mills Act" contracts with the legislative bodies of local agency jurisdictions, pursuant to Section 50280-90 of the California Government Code. These properties then qualify for property tax incentives contained in the California Revenue and Taxation Code. City Council adopted the Mills Act Program by resolution on September 14, 1993, and submitted to a limit of five (5) contracts per year. In 2004, the City Council approved increasing the number of allowable contracts to ten (10) per year. This would be the eighth (8th) Mills Act Contract for calendar year 2008.

The property is not currently listed on the City's Architecturally/Historically Significant Properties list; however, a survey has been conducted on the property, which found the property eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List. Attached to the Historic Property Preservation Agreement is the historic resources inventory (State DPR form) evaluating the significance of the structure, along with additional attachments that include the proposed maintenance and rehabilitation schedule.

The Historical and Landmarks Commission reviewed and supported the request for historic listing and for a Mills Act at their meeting of June 5, 2008. The staff report and minutes from this meeting are attached. A copy of the Agreement, with exhibits, is available in the Council offices.

ADVANTAGES AND DISADVANTAGES OF ISSUE:

The purpose of a Mills Act Contract is to offer owner(s) of historically significant properties an economic incentive to maintain and preserve the historic physical integrity of their properties, which thereby also increases the aesthetic and economic health of the surrounding neighborhood and the City.

ECONOMIC/FISCAL IMPACT:

The fiscal impact would be a negligible decrease of property tax revenue to the City.

RECOMMENDATION:

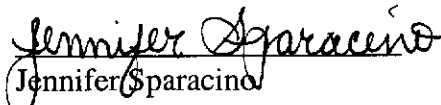
That the Council approve adding the property located at 1212 Pierce Street to the City of Santa Clara Architecturally or Historically Significant Properties and also approve authorization to the City Manager to

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execute a Historic Property Preservation Agreement (Mills Act Contract) for 1212 Pierce Street, with property owner Brian E. Parker.

APPROVED:


Kevin L. Riley, AICP
Director of Planning and Inspection


Jennifer Sparacino
City Manager

Documents Related to this Report:

- 1) Excerpt of Minutes from June 5, 2008
- 2) HLC Staff Report of June 5, 2008
- 3) Agreement

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IV. Approval of Minutes of May 1, 2008

It was moved by Commissioner Richards, seconded by Commissioner Wilson, and carried to approve the Minutes of the May 1, 2008 Historical and Landmarks Commission meeting as written.

V. Council and Planning Commission Actions Pertaining to the Historical and Landmarks Commission (Discussion as Needed)

Mr. Schwilk reviewed the City Council and Planning Commission minutes and summaries from the May meetings, for hearings and actions pertaining to the Historical and Landmarks Commission.

VI. Correspondence/Announcements

A. General Correspondence Distributed in Commission Packet
There was no discussion.

VII. Public Presentations

Honorary City Historian Lorie Garcia informed the Commission that demolition work appeared to be occurring at Santa Clara University, to the ROTC building and Field house, and also to the Rickard Observatory, and questioned the Commission on its knowledge of the work being performed.

It was then moved by Commissioner Petersen, seconded by Commissioner Richards and carried, to direct staff to research this matter and report back to the Commission at the August 7th meeting.

VIII. New Business

A. Request for Historic Designation and Mills Act Contract – 1212 Pierce Street (PLN2008-07005).

Representing the project, owner Brian Parker was present for the discussion. Mr. Schwilk reviewed the request for historic designation and a Mills Act Contract. He noted the applicant had contracted with an outside consultant to perform the necessary DPR (historic report) per State guidelines. He noted the research found the property retains sufficient integrity to qualify as a historic property and appears to be, based on compliance with the Local Significant Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically significant Properties List. He then reviewed some of the improvements planned by the new property owners.

Mr. Parker reviewed the proposed 10-year preservation plan. He noted the house has a mudsill foundation, which he is proposing to replace in the first year.

Motions:

It was moved by Commissioner Petersen, seconded by Commissioner Richards, and unanimously carried (Commissioner Patton absent) to recommend City Council add the property to the City's Historically/Architecturally Significant Properties List for the property located at 1212 Pierce Street.

**HISTORICAL AND LANDMARKS COMMISSION
MEMORANDUM**

TO: Historical and Landmarks Commission
FROM: Jeff Schwilk, Associate Planner
SUBJECT: *Request for Historic Designation and a Mills Act Contract for 1212 Pierce Street*
DATE: May 22, 2008

Background:

Property owner Brian Parker is requesting that his property at 1212 Pierce Street be designated as Historically/Architecturally Significant. The owner is also requesting a Mills Act Contract for his property. The property is located on the west side of Pierce Street, between Benton and Harrison Streets. The structure is not currently listed on the City of Santa Clara Architecturally or Historically Significant Properties List. A property evaluation report is required as part of the Mills Act application. The applicant contracted with an outside consultant to perform the necessary DPR (historic report) as per State guidelines. The historic research found the property to be constructed in 1914 and the evaluator has found 1212 Pierce Street to retain sufficient integrity to qualify as a historic property, and appears to be, based on compliance with the Local Significance Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List. Attached is a DPR form evaluating the significance of the structure. Additional attachments contain the draft contract, proposed maintenance and rehabilitation schedule and the applicant's statement of justification.

A requirement of the Mills Act is that the building must be a qualified structure, listed on either a local, State or National register. It is requested that the Historical and Landmarks Commission make a recommendation to City Council as to whether or not this property should be added to the City's list of Historic Properties. It is also requested that the Commission make a recommendation regarding whether or not this property should be approved for a Mills Act Contract, which will be referred to the City Council for final action.

The historic survey found that the structure has been altered slightly at the rear, with a shallow rear addition of approximately 115 square feet- a 13 percent addition to the original 850 square foot structure, and associated window and door changes. The front porch steps have also been repaired in a way that is not sympathetic to the original materials. The new owner is planning to restore the front porch steps and rails in the proposed preservation and restoration plan. The survey concluded that the structure qualifies under the Criterion for local Architectural Significance.

Staff Recommendation:

Recommend that the Commission support the owner's request to have the property at 1212 Pierce Street added to the City's Historically/Architecturally Significant Properties list, and also support a Mills Act Contract, and so recommend to the City Council.

Attachments

CITY OF SANTA CLARA
AGENDA MATERIAL ROUTE SHEET

Council Date: Aug. 19, 2008

SUBJECT: MILLS ACT - 1212 PIERCE ST

CERTIFICATION

The proposed MILLS ACT APPLICATION
Regarding 1212 PIERCE STREET
has been reviewed and is hereby certified.

PUBLICATION REQUIRED:

The attached Notice/Resolution/Ordinance is to be published _____ time(s) at least _____ days before the scheduled meeting/public hearing/bid opening/etc., which is scheduled for _____, 200__.

AUTHORITY SOURCE FOR PUBLICATION REQUIREMENT:

Federal Codes:

Title _____ U.S.C. § _____
(Titles run 1 through 50)

California Codes:

Code _____ § _____
(Le., Government, Street and Highway, Public Resources)

Federal Regulations:

Title _____ C.F.R. § _____
(Titles run 1 through 50)

California Regulations:

Title _____ California Code of Regulations § _____
(Titles run 1 through 28)

City

City Charter § _____ (i.e., 1310: Public Works Contracts. Notice published at least once at least ten days before bid opening)

City Code § _____

1. As to City Functions, by

Kevin L. Riley
Department Head

2. As to Legality, by

Anna M. W.
City Attorney's Office / CAO Assignment No 08. 0938

3. As to Environmental
Impact Requirements, by

Kevin L. Riley
Director of Planning and Inspection

4. As to Substance, by

J. Sparacino
City Manager

Revision Date June 7, 2005